Mammoth Lakes Community Housing Summit "Aiming High: Holiday"

PowerPoint Presentation

Cindy Brown - Housing Consultant/Boulder, CO

Saturday Evening November 3, 2018



HOUSING IS THE MOST CRITICAL AND MOST PRESSING ISSUE RIGHT NOW IN MAMMOTH LAKES. WITHOUT HOUSING FOR ALL OF OUR VALUABLE COMMUNITY MEMBERS. OUR TOWN CAN'T THRIVE. IT'S TIME TO BEGIN MAKING IMPORTANT DECISIONS ABOUT OUR FUTURE AS A TOWN ...

Mammoth Lakes

MMUNITY HOUSING

FRIDAY

- 5 PM 9 PM:
- · Opening reception: Exhibit hall, free appetizers, cash bar, housing literacy information handouts
- · Presentation (6pm): Community Housing 101-Tales From Breckenridge, Colorado, with speaker Laurie Best
- · Special screening (7pm): Award winning film: Designing A Great Neighborhood, from Boulder, Colorado

SATURDAY

- 9 AM 9 PM:
- · On-site tours of The Parcel (9am & 1pm)
- · Session 1 (9:30am): Employer Housing Solutions -This Winter!
- Session 2 (2:00pm): Finding 5 Immediate
 Solutions from the Community Housing Action Plan!
- Reception, Presentations & Keynote (6pm): Cindy Brown from Boulder, CO's Housing Project on -The Parcel - Aiming High (free apps, \$ bar)

SUNDAY

10 AM - 1 PM:

· The Money Brunch: Talking nuts and bolts about financing options for The Parcel and other housing projects

* FREE *

SIGN UP OR VIEW FULL SCHEDULE ON EVENTBRITE:





PLEASE SIGN UP ON **EVENTBRITE...**

...OR STOP BY WHEN YOU CAN! **EVERYONE IS ENCOURAGED TO ATTEND!**



NOVEMBER 2, 3 & 4

@ EAGLE LODGE

"A community that supports housing and is informed of its benefits will help stabilize commitments to housing when political winds shift or economic challenges cast doubt." Mammoth Lakes Community Housing Action Plan - 2017

Aiming High: Holiday

The partnerships and process that created an award winning, mixed use, mixed income neighborhood in Boulder, CO.

Presented by Cindy Brown

November 3, 2018

Site Backgound



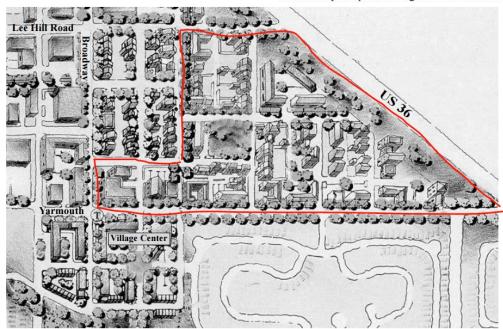


North Boulder Subcommunity Plan

these newly adopted zoning districts in 1997.







The Yarmouth North neighborhood is immediately north of the proposed Village Center. The 13th Street bicycle/pedestrian corridor should extend through the Village Center to this neighborhood. A neighborhood park should be located in the central part of this area, and a linear landscape buffer should extend along US 36 to continue the gateway concept from the north entrance to the City.

New Urbanism





Timeline

Holiday Drive-In Operated	1969 – 1989
City annexes most of North Boule	der 1990
City acquired Drive-In	1997
City transferred land to BHP	1997
Site Plan Approval	2001
Final Approval	2002
Construction Begins	2003
Buildout complete	2007

Public Process

Guiding Principles

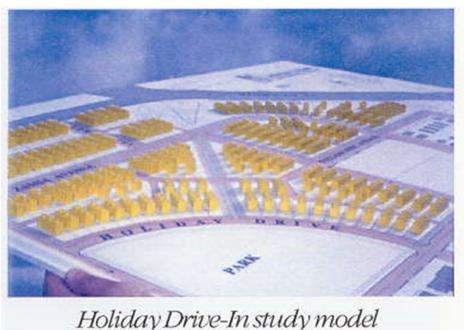
- Lead by BHP
- Adopted in October 1997

Focused on four areas

- Design
- Finance
- Population and Market
- Possible Partners

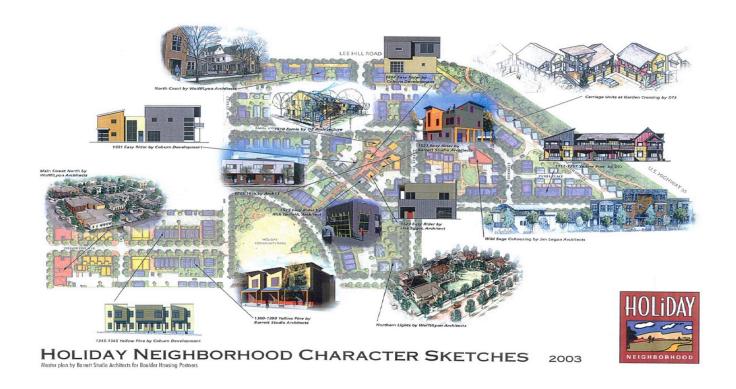


Public Process



Holiday Drive-In study model

Development Plan





walking map



at a glance

Total Site Area: 27.3 acres Total Dwelling Units: 334 Total Commercial SF: 58,264

Residential SF Range: 580-Residential Price Range

Targets: \$102,000-\$799,000

Timeline

Site Acquired Spring 1997 Planning Begins Fall 1998 Construction Starts 2003 Sales Begin Winter 2004 Project Completion 2008

40% Permanently Affordable Housing



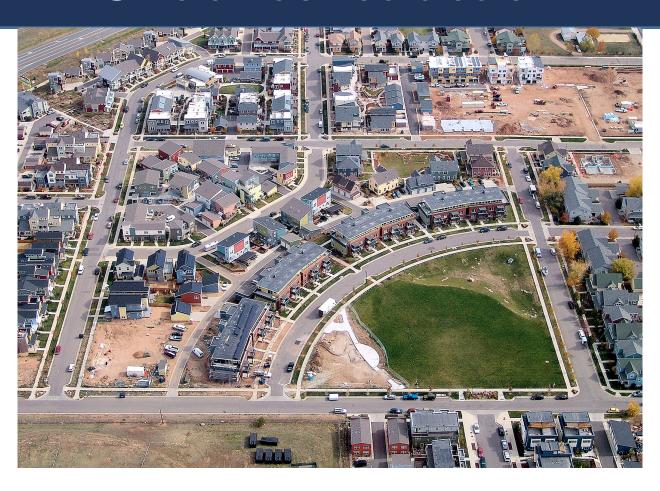
stops along the way

- 1 Front Door Grab a cup of coffee or a slice of pizza at this new & inviting northern gateway to Boulder
- 4 Gardens The gardens are a place for play and community building dig in and get your hands dirty!
- 2 Living Room: A gathering place & a reminder of the site's bisory you might just catch a summer movie on the Level: 5 Checkerboard Consciously staggered buildings form a distinct edge and sound barrier from Highway 16 3 Studio Mews Tou're now on a walkable axis which began at the park and terminates at the restored Drive-In sign 6 Cotolyst This friendly 6 incovative development has inspired like minded adjacent developments with similar high standards.



- HORTHSTAR PLACE Colum
- ZAMA PARK Court THE CRESCRAT Colum
- HORTHERN LIGHTS HAVE MORTH COURT farms (mismit) - Bull Lan WLD SAGE COHOUSING Noticeard Development + Bryan Sovers STUDIO HEWS Colum GARDEN CROSSING that Properties + 00 Design

Under construction



Main Street North







Yellow Pine



Carriage Homes



Studio Mews









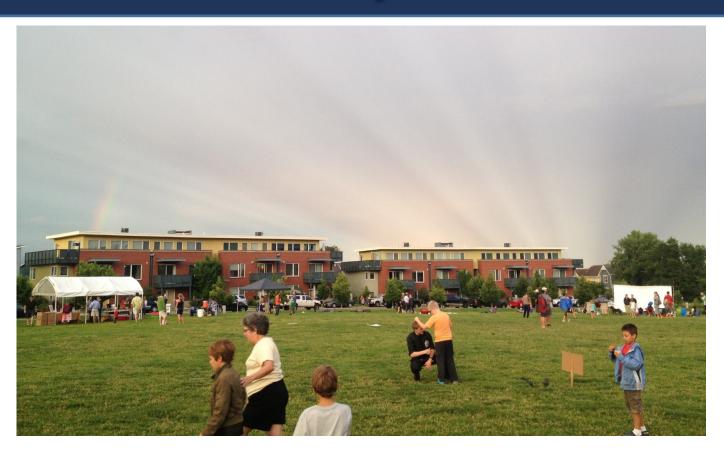
Crescent



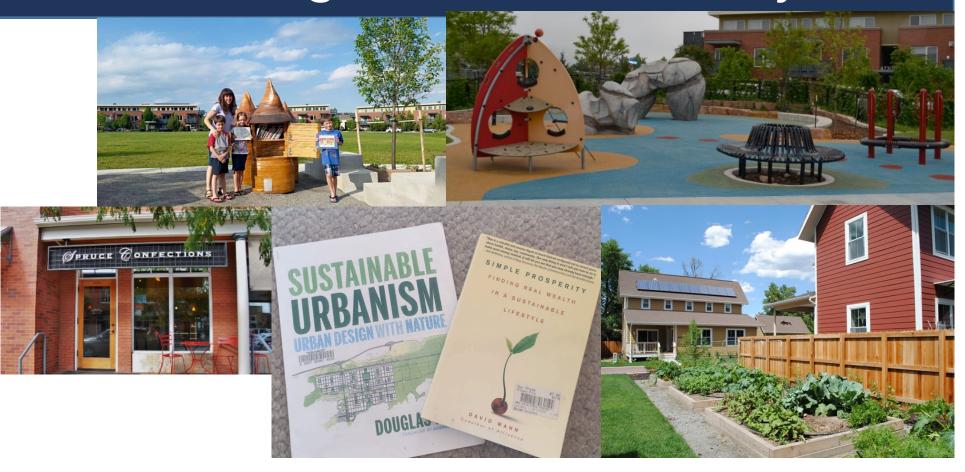




Holiday Park



Parks, gardens, community



Northern Lights



Wild Sage





Wild Sage





Outcomes

Where are the cars?



affordable



Public Art and the Sign

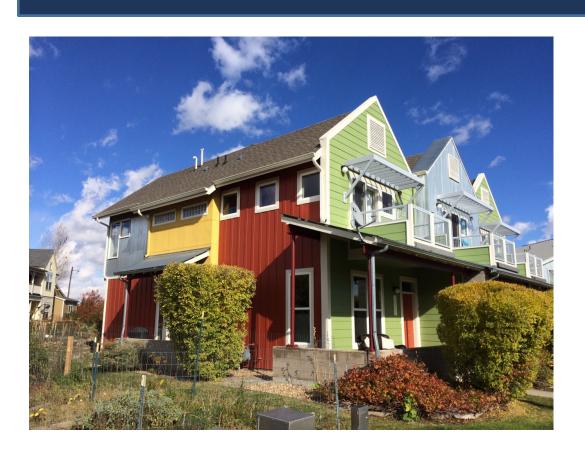




Keeping the History



Finance



Three phases:

- Land acquisition
- Infrastructure
- Vertical housing

Land Acquisition

- CHAP Grant \$1 million
- City purchase and reserves used as backing for short term bank loan
- CDBG backed long term loan –flexible terms (Section 108 loan)

Infrastructure

- Financed through bank loan
- Paid off through developer purchase of lots



Rental Housing

- Low Income Housing Tax Credits 49 units
- Local and State grants
- Bank loan
- 10 units financed with McKinney-Vento Act funds for individuals transitioning from homelessness

By the Numbers

- □ 333 Homes
- □ 27 Acres
- 41% affordable for rent and for sale
- 60,000 square feet of retail/commercial/studio
- Four private sector builders
- Two non-profit builders
- Two government agencies

By the Numbers

Total housing units – 333

41% affordable

56 affordable for rent

82 affordable for sale

Awards

- NAHRO Awards of Excellence:
 Program Innovation and Project Design
- Affordable Housing Finance Reader's Choice Award: Best Master-Planned/ Inclusionary Zoning Project
- Colorado APA Award: Outstanding Planning in Colorado
- Cottage Living: Top 10 Cottage
 Neighborhoods neighborhoods with soul





Lessons Learned

- Patience, persistence, and "having the right people on the bus"
- Local funding key to acquire the land; ensure community goals were met
- Breaking down a big project into phases helped focus the efforts on a step at a time
- No one source of funding was enough- public, private, loans, grants, Low Income Housing Tax Credit, sweat equity
- Market rate housing helped carry the cost of affordable housing

Lessons Learned

- Focus group helped define program
- Boulder Housing Partners made developer fee that paid for the development staff and equity to rental units
- Visionary architect for master planning
- A variety of developers and designers working with design guidelines created cohesion and diversity of style



Lessons Learned

- Many planning tools used: subcommunity plan, design guidelines, street connections, park plan, density bonus
- Engaging the public in meaningful discussions early in the process was key to building support and creating a good neighborhood
- Guiding principles can help direct the project and determine what kind of funding is appropriate
- The edges need to respond to existing conditions and opportunities like transit; industrial uses, and open space.
- Public sector developer ensured that public benefit was always the top goal

Sense of Community





The Potential of the Parcel



Of concepts presented at this Summit, what, if anything, would you be most excited to see as part of The Parcel?

Complete these sentences:

The Parcel will be a success if...

The Parcel will be a disappointment if...

My dream for The Parcel is...

"All things being in poetry and end in real estate."

- J. Rose

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SUMMUNITY HOUSING

SUNDAY SCHEDULE:

• 10 a.m.- 1 p.m.: The Money Brunch Financing options for The Parcel and other housing projects.





THANK YOU!

